

# LOT LINE MODIFICATION FOR BELOW THE BRIDGE

Situate  
Town Of East Hampton  
Suffolk County, New York

SCALE: 1" = 50'

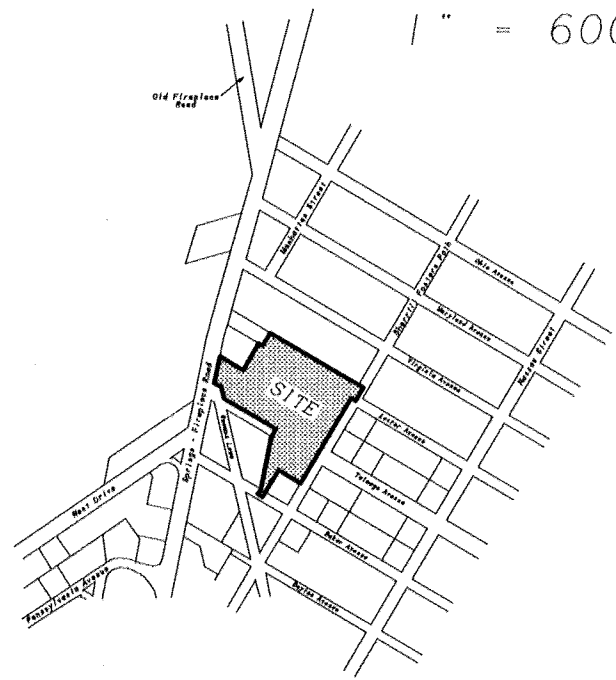


SCTM No. 300-145-3-9.4, 11.1, 12.2, 21.2, 22.1 &  
SCTM No. 300-145-5-4.1 & 14.1

304p118K

KEY MAP

1" = 600'



## Owner and Developer:

Below the Bridge Black LLC  
Below the Bridge Blue LLC  
Below the Bridge Gold LLC

AREA: 169,066 sq. ft. or 3.8812 acres  
ZONING DISTRICT: Commercial Industrial  
FLOOD ZONE: "X"  
NUMBER OF LOTS: 4  
SCHOOL DISTRICT: East Hampton  
FIRE DISTRICT: East Hampton  
UTILITIES: L.I.P.A., Verizon  
(All utilities installed underground  
in accordance with Public Service  
Commission regulations.)

PROPERTY FORMERLY KNOWN AS:  
LOTS 1 - 10 incl., BLOCK 13  
P/O LESTER AVENUE  
LOTS 1 - 51 incl., BLOCK 14  
P/O TALMAGE AVENUE  
LOTS 3, 10 incl., & LOT 16, BLOCK 15  
P/O BAKER AVENUE  
Map Of  
MONTAUK HEIGHTS  
Section 3  
Filed August 3, 1911 as map no. 11

This is to certify that this subdivision map has  
been approved as provided by Article 16 of the Town Law.

Date of approval:

Date of certification:

Town of East Hampton  
Planning Board:

Chairman or Vice Chairman

No offer of dedication of the streets or reserved areas,  
as they appear on this plat, is made to the public,  
nor is the Town of East Hampton in any way responsible  
for their maintenance.

Owner

I hereby certify that this map is made from an actual  
survey completed March 28, 2015 and that all  
concrete monuments have been set as shown; and that  
all lots on this map are in conformance with the  
requirements of Zone "C1" of Chapter 255, Zoning, of the  
Town Code or Chapter 193, Open Space, of the Town Code.

David L. Saskas, L.S., N.Y.S. Lic. No. 049960

## Existing Flow

352 SF (Office - Non-Medical) x 0.06 g/sf/d = 21 gpd

Allowable Flow (Groundwater Management Zone IV)

Lot 1 - 0.9701 x 600 = 582 gpd  
Lot 2 - 0.9694 x 600 = 582 gpd  
Lot 3 - 0.9703 x 600 = 582 gpd  
Lot 4 - 0.9714 x 600 = 583 gpd  
TOTAL FLOW = 2329 gpd

## CLEARING CALCULATION:

Existing Limits of Clearing: 169,477 sq. ft. or 97.70%

## NOTES:

SUBJECT TO COVENANTS & RESTRICTIONS LIBER 12975  
PAGE 822

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or inked seal shall be considered to be valid copies.
- Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the Title company, governmental agency and Lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- Underground improvements or encroachments, if any, are not shown hereon.
- The existence of right of ways, wetlands and/or easements of record, if any, not shown are not guaranteed.
- All natural features shown on survey, including but not limited to Bluff Crest, Clearing, and Wetlands should be verified with the appropriate regulatory agency.
- Elevations shown are based on USC & GS datum. (NAVD 1988)

SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES  
HAUPPAUGE, N.Y.

Date:

SEP 07 2018

This is to certify that the proposed Realty Subdivision or Development for Below the Bridge in the East Hampton with a total of 4 lots was approved on the above date. Water Supplies and Sewage Disposal Facilities must conform to construction standards in effect at the time of construction and are subject to separate permits pursuant to those standards. This approval shall be valid only if the realty subdivision/development map is duly filed with the County Clerk within one year of this date. Consent is hereby given for the filing of this map on which this endorsement appears in the Office of the County Clerk in accordance with provisions of the Public Health Law and the Suffolk County Code.

*Walter Dasydiak, Jr., P.E.*

Director, Division of Environmental Quality

I hereby certify that the water supply(s) and/or sewage disposal system(s) for this project were designed by me or under my direction. Based upon a careful and thorough study of the soil, site and groundwater conditions, all lots, as proposed, conform to the Suffolk County Department of Health Services construction standards in effect as of this date.

David Woodes, PE (NYS Lic. No. 092730)

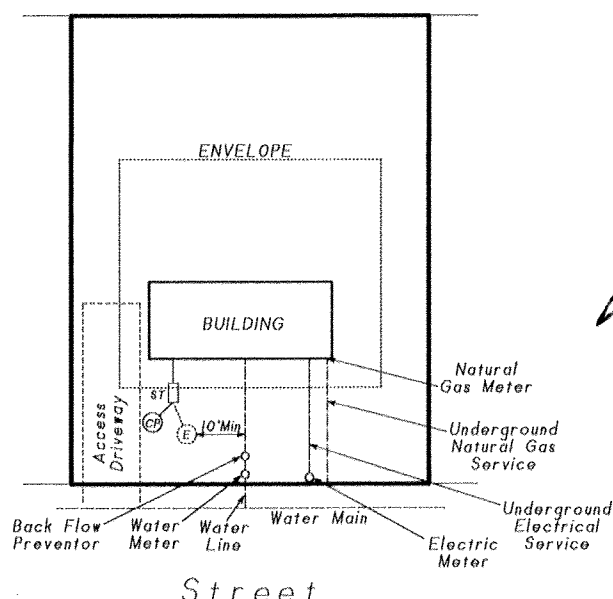
Date of Signing

TEST HOLE (McDonald GeoScience) September 12, 2005  
0' - 4' Brown silty sand SW  
4' - 10' Brown fine to coarse sand w/ heavy gravel SW  
10' - 17' Pale brown fine to medium sand SP  
Highest expected groundwater Elev. = 13.0'

LINE	BEARING	DISTANCE
L 1	S 59°24'30"E	23.00'
L 2	N 59°24'30"W	20.00'
L 3	N 59°24'30"W	23.00'
L 4	N 30°35'30"E	20.00'
L 5	N 30°35'30"E	33.00'
L 6	N 59°24'30"W	30.49'
L 7	N 15°52'47"E	41.36'
L 8	N 15°52'47"E	41.36'

■ indicates set lath.  
■ indicates found concrete monument.  
▲ indicates found iron pin.  
● indicates set 12" iron pin.  
⊗ indicates catch basin.  
⊕ indicates fire hydrant.

## Typical Lot



July 17, 2018: Stake property line  
December 27, 2017: Uncover/reset corners  
November 17, 2015: Revise water service & typical lot layout  
October 6, 2015: Revise easement  
August 28, 2015: Additional topography  
June 15, 2015: Plot water line & sanitary system

Prepared: March 28, 2015  
David L. Saskas  
N.Y.S. Lic. No. 049960

Saskas Surveying Company, P.C.  
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East Hampton, New York 11937  
(631) 324-6917 FAX 329-4768